



LEASING OFFICE

fresh

fresh

T HOUSE



# PROJECT OVERVIEW

## Brand New Mixed-Use Destination

COMING SOON TO DULUTH

2651 Satellite Blvd  
Duluth, GA 30096



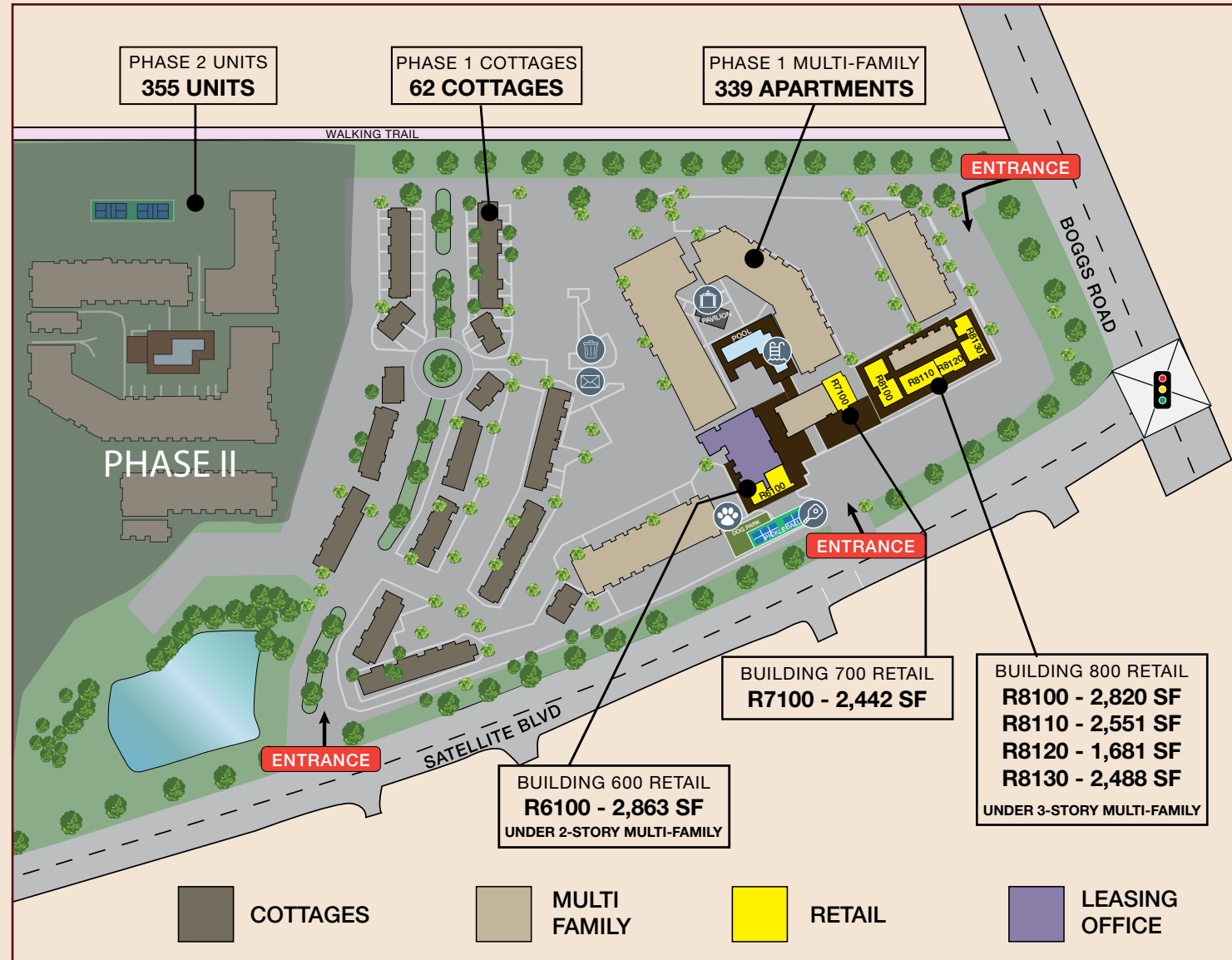
# MARKET OVERVIEW



# DEVELOPMENT OVERVIEW






- **40 AC MIXED USE DEVELOPMENT** within the affluent and thriving Sugarloaf neighborhood of Gwinnett County
- **PHASE 1 INCLUDES**
  - › 14,845 SF of retail  
DELIVERY: Q2 2025
  - › 339 Multi-Family Units  
STAGGERED DELIVERY: Q1-Q4 2025
  - › 62 Rental Cottages  
DELIVERY: Q2 2025
- **PHASE 2 WILL INCLUDE 355 ADDITIONAL MULTI-FAMILY UNITS**
- **MULTI-USE TRAILS** that connect to the Gwinnett County Trail Network





# DEMOGRAPHICS



	3 MILES	5 MILES	7 MILES
 Total Population	<b>100,904</b>	249,914	456,550
 Daytime Population	<b>125,347</b>	263,818	483,217
 Avg. Household Income	<b>\$97,504</b>	\$102,892	\$117,118

# RETAIL OFFERING



RETAIL MULTI-FAMILY

BUILDING 600  
**R6100 - 2,863 SF**  
DELIVERING Q2 2025  
UNDER 2 LEVELS OF MULTI-FAMILY

BUILDING 700  
**R7100 - 2,442 SF**  
DELIVERING Q1 2025

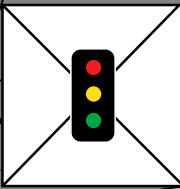
BUILDING 800  
**R8100 - 2,820 SF**  
**R8110 - 2,551 SF**  
**R8120 - 1,681 SF**  
**R8130 - 2,488 SF**  
DELIVERING Q2 2025  
UNDER 3 LEVELS OF MULTI-FAMILY

ENTRANCE

ENTRANCE

BOGGS ROAD

SATELLITE BLVD





# BUILDING 600

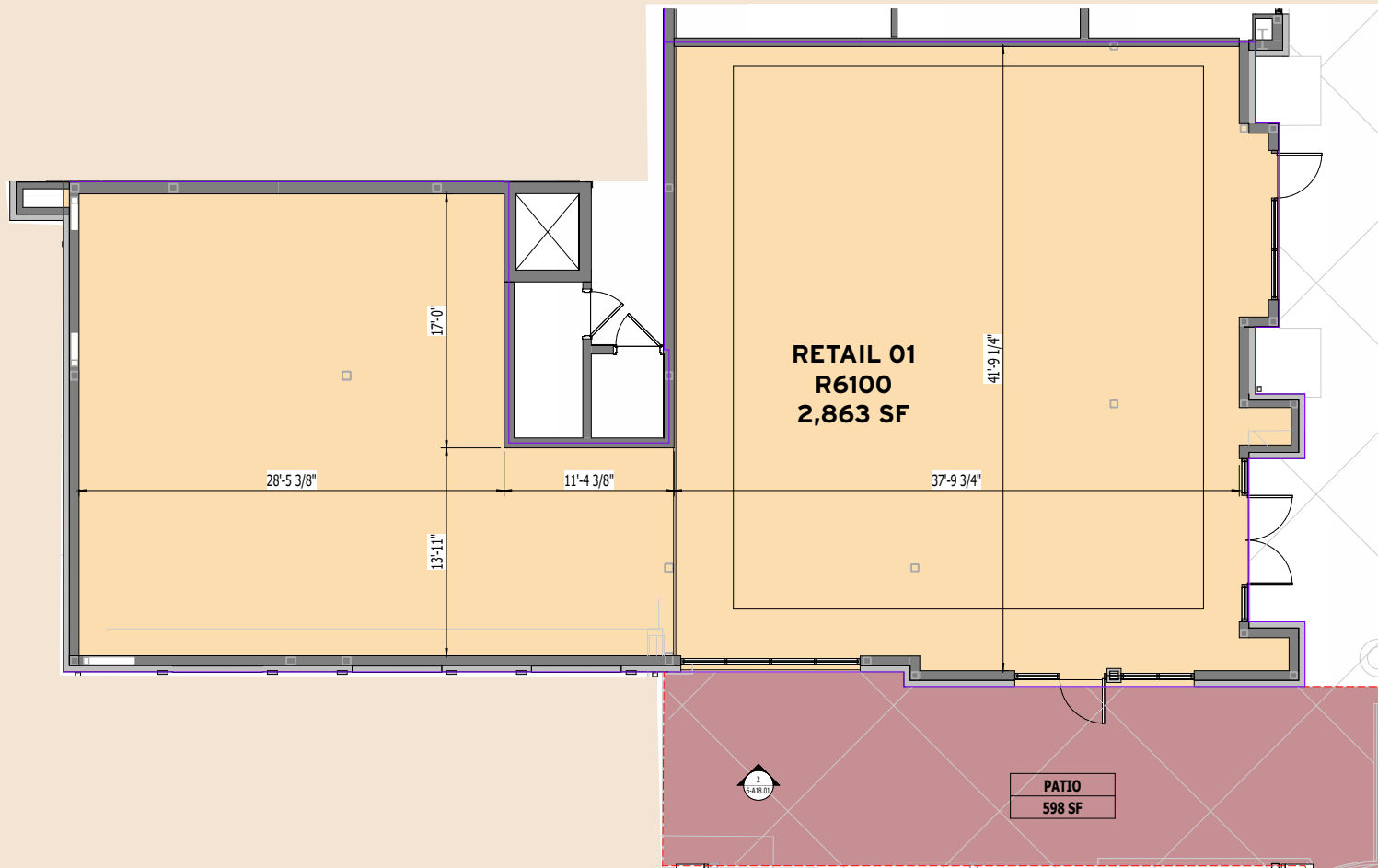




# R6100 - 2,863 SF

DELIVERING Q2 2025

# BUILDING 600





# BUILDING 700

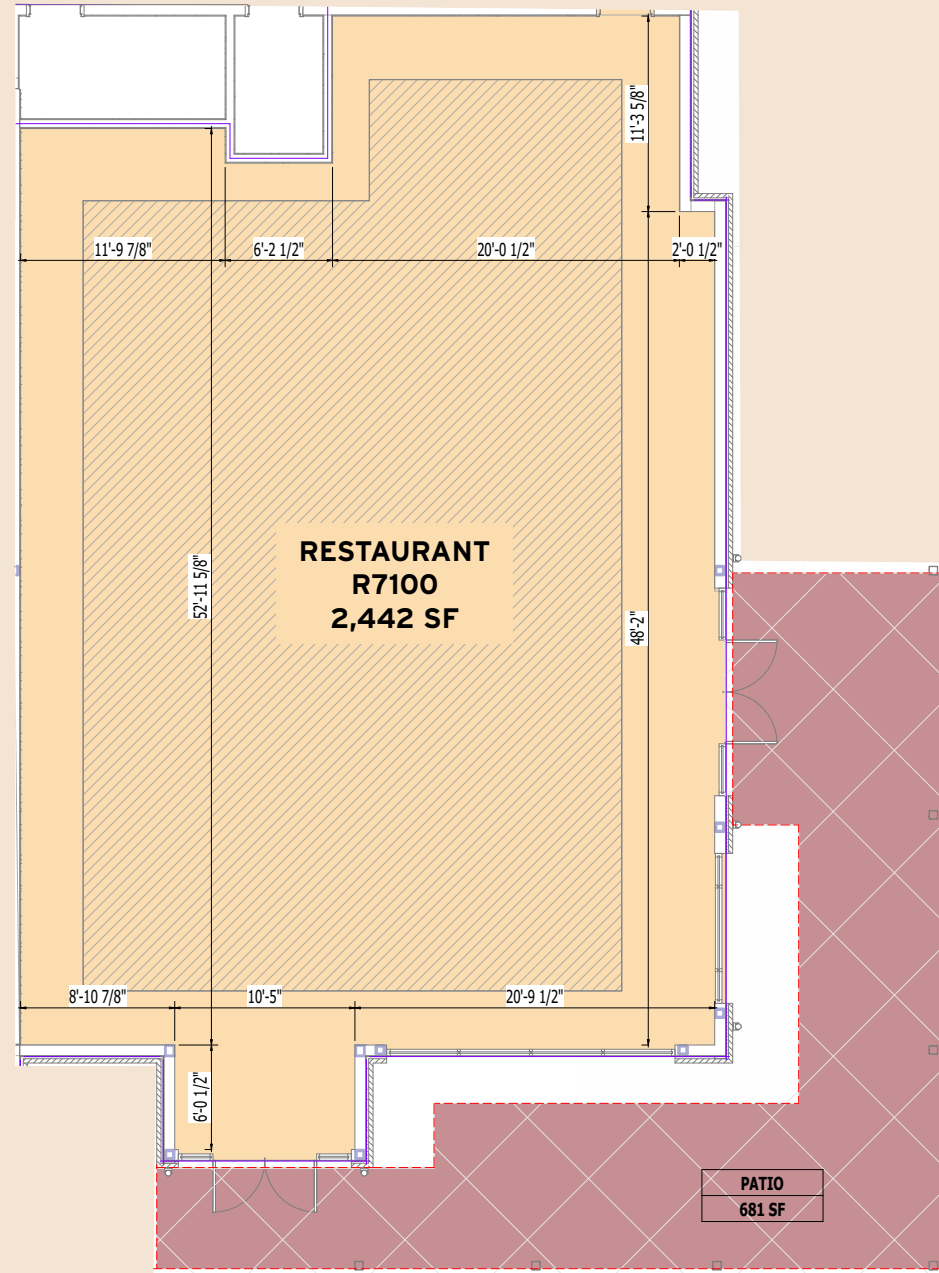
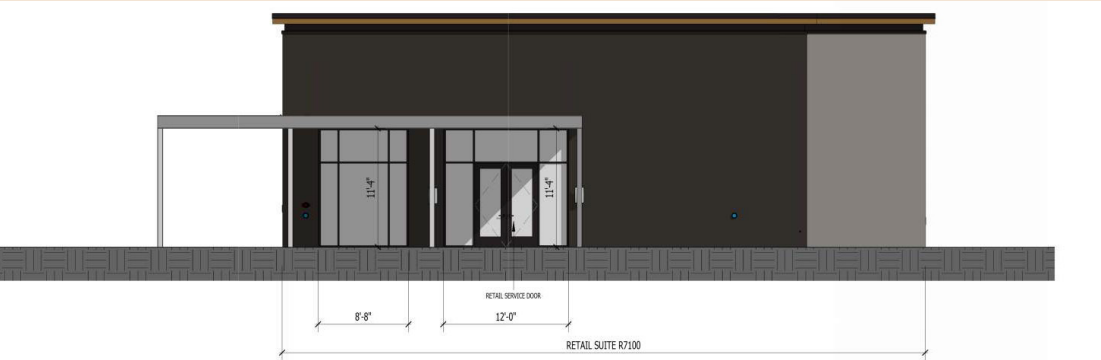
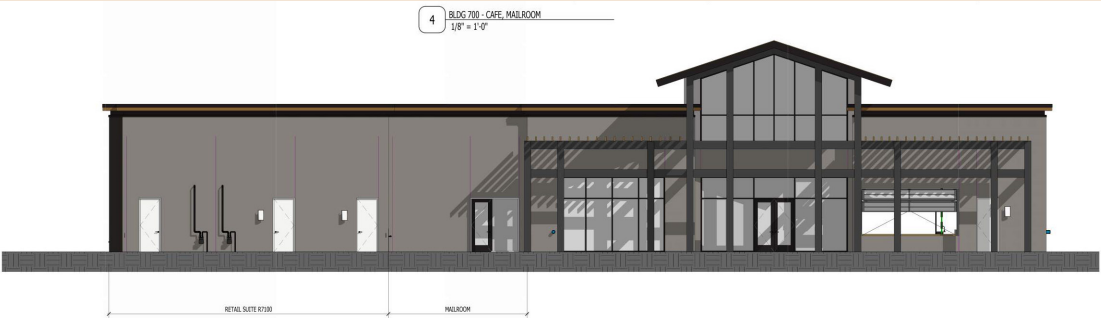
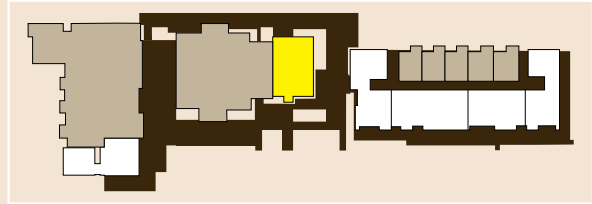




# R7100 - 2,442 SF

DELIVERING Q1 2025

# BUILDING 700





# BUILDING 800

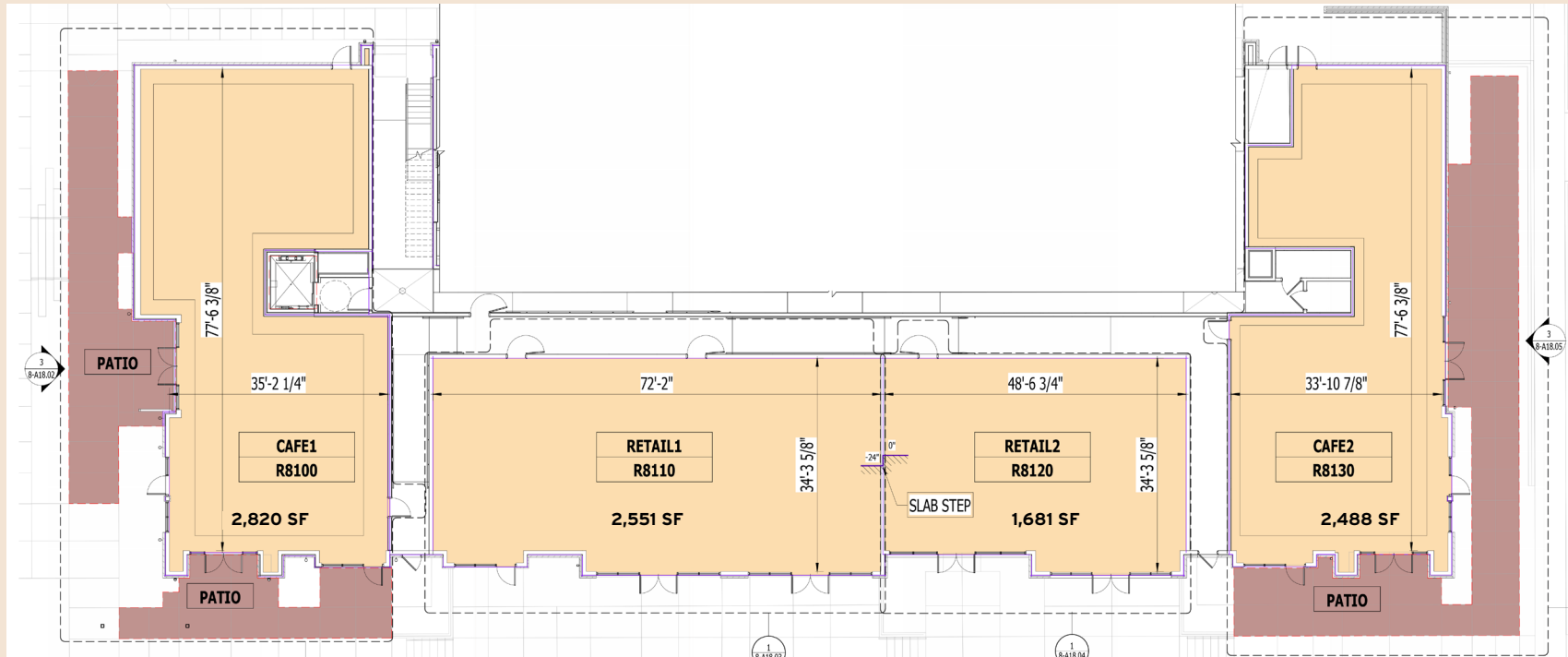
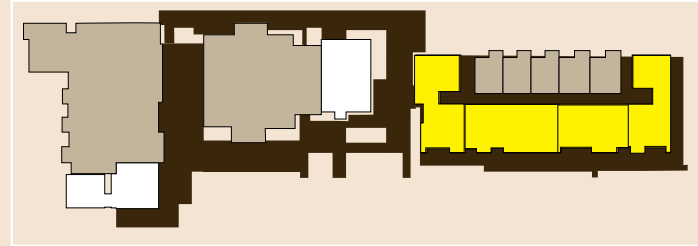




# R8100 - R8130

DELIVERING Q2 2025

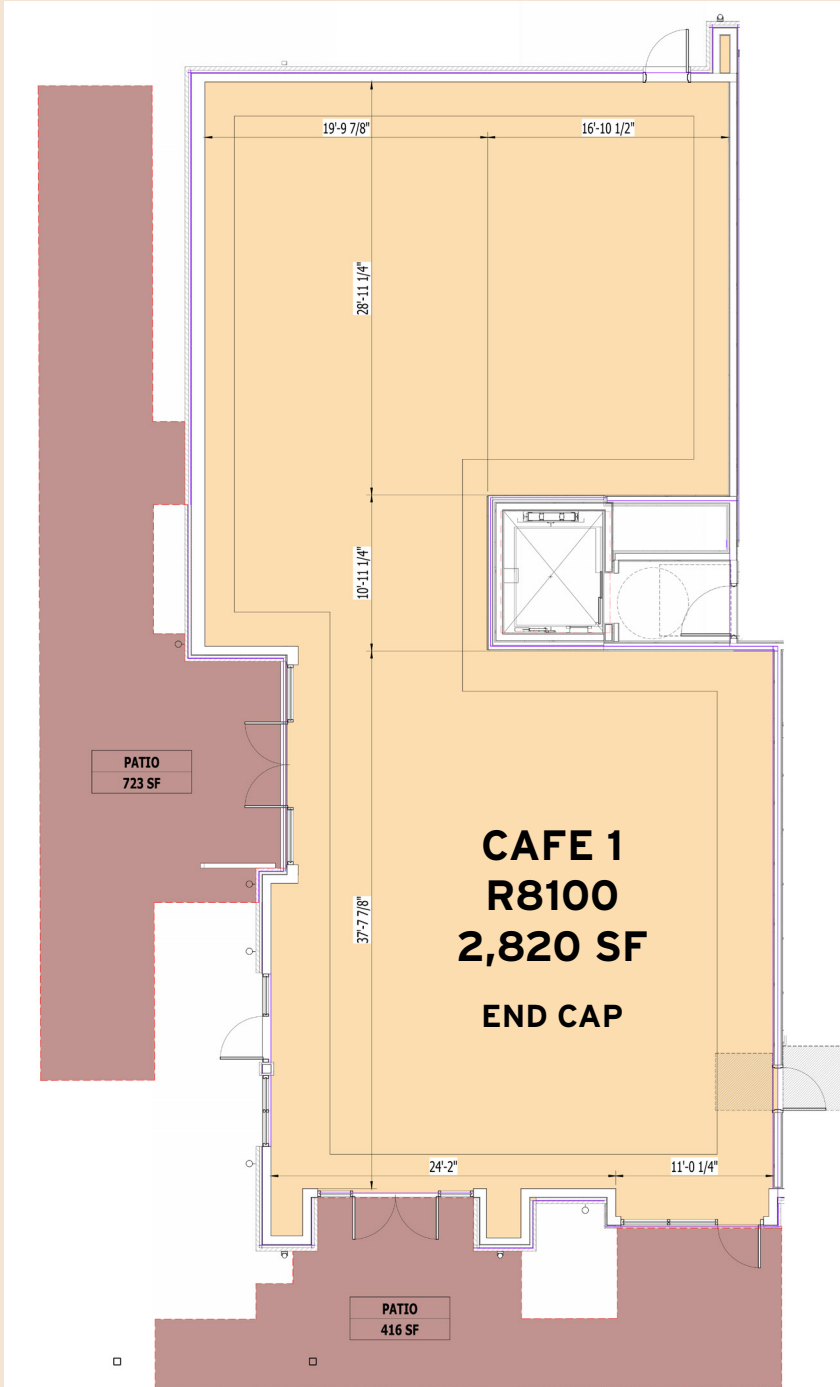
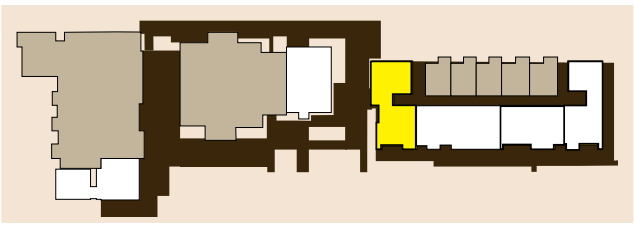
# BUILDING 800



# R8100 - 2,820 SF

DELIVERING Q2 2025

# BUILDING 800

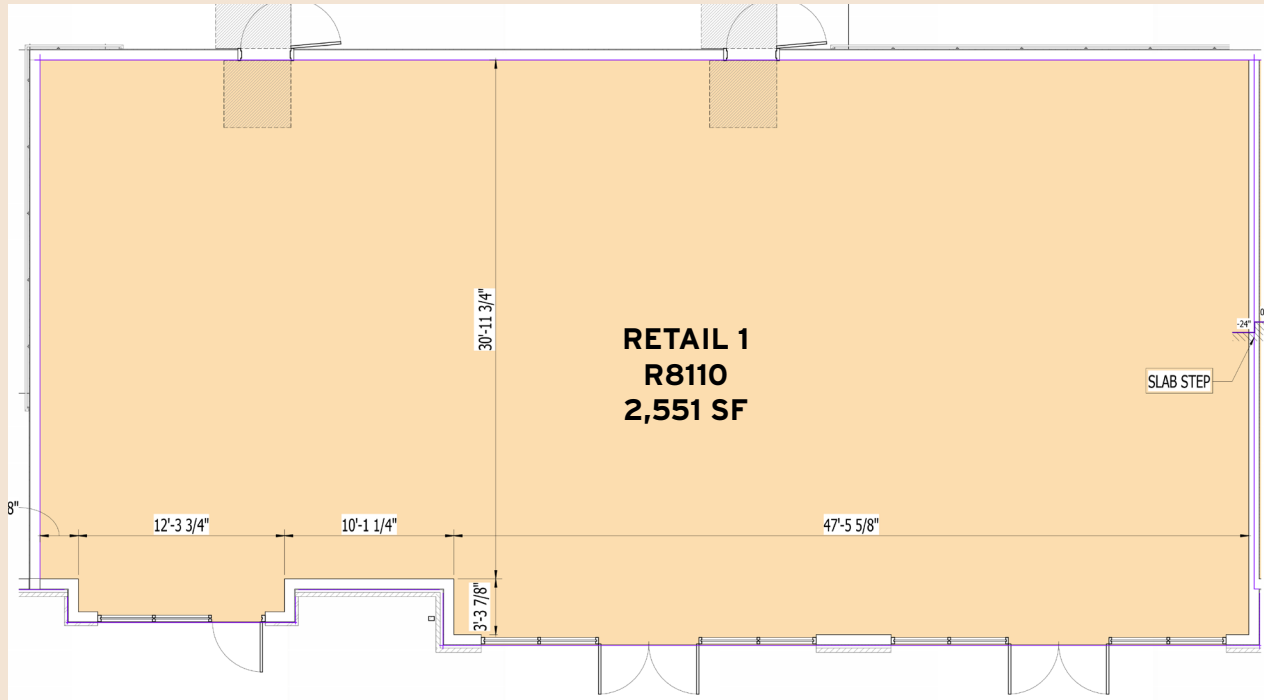
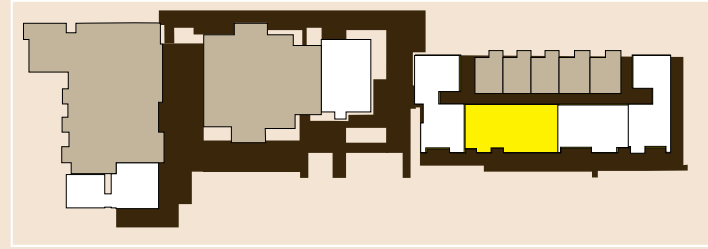




# R8110 - 2,551 SF

DELIVERING Q2 2025

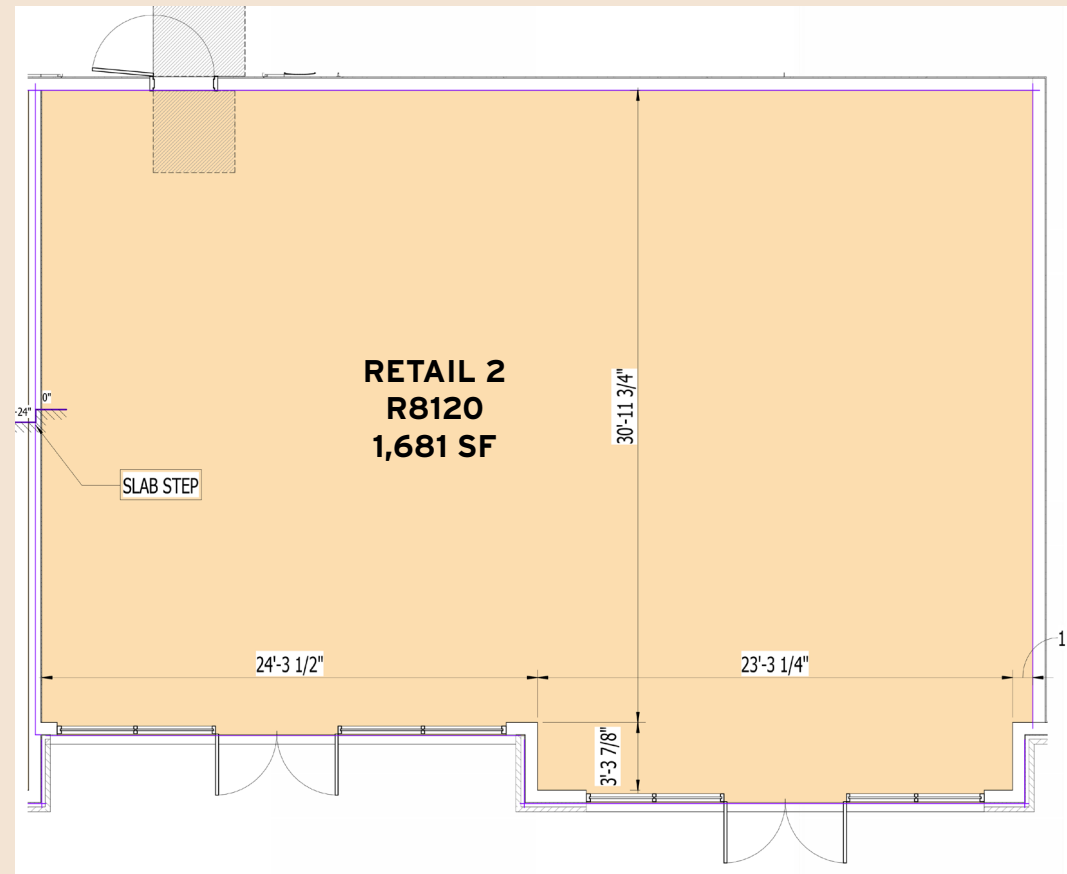
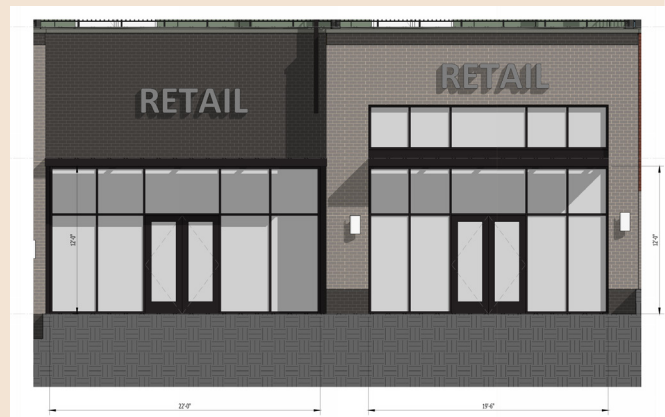
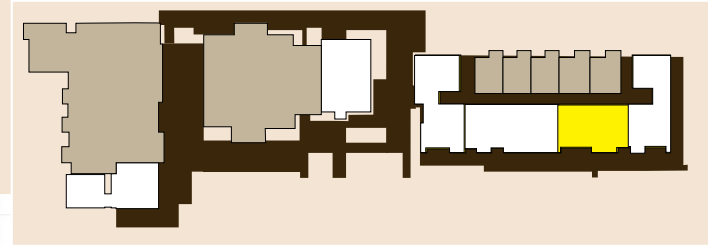
# BUILDING 800



# R8120 - 1,681 SF

DELIVERING Q2 2025

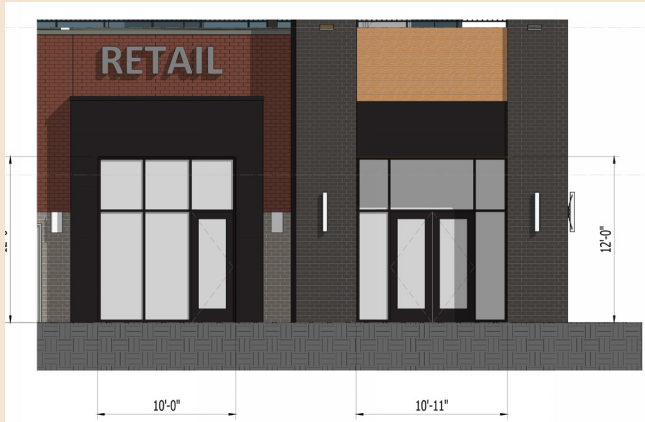
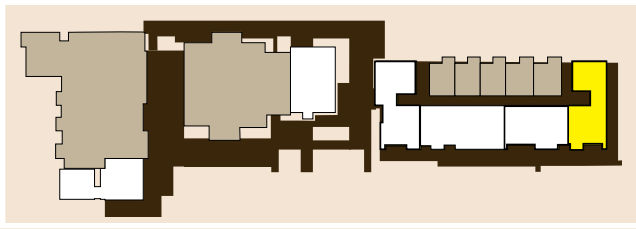
# BUILDING 800



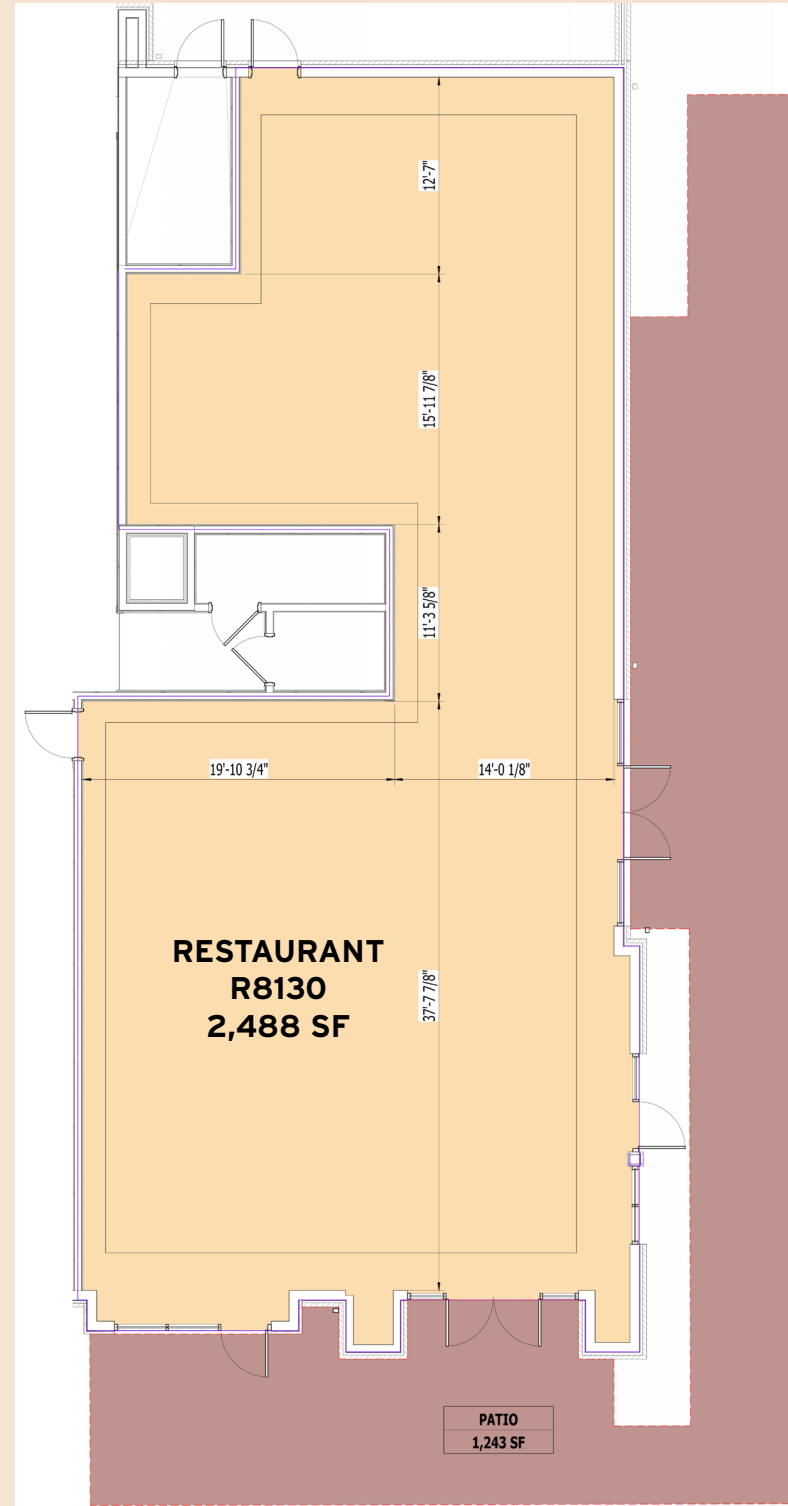


# R8130 - 2,488 SF

DELIVERING Q2 2025



# BUILDING 800



**BRAND** *Real Estate Services*

**LISA GRAHAM**

lgraham@brandproperties.com | 678.469.4504

**WALT DAVIS**

wdavis@brandproperties.com | 770.497.6465

**BrandProperties.com**



2651 Satellite Blvd | Duluth, GA 30096